

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, APRIL 28, 2010**, at **6:00 p.m.** to consider the following:

ZRTD 2009-0003 **STEEPLECHASE SPORTSPLEX** *(Rezoning in Route 28 Tax District)*

Steeplechase Sportsplex, LLC of Silver Spring, Maryland has submitted an application to rezone approximately 13.98 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance. The property is located within the Route 28 Taxing District. The property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). The property is approximately 13.98 acres in size and is located on the south side of Atlantic Boulevard (Route 1902), east of Sully Road (Route 28), at 21610 Atlantic Boulevard, Sterling, Virginia, in the Potomac Election District. The property is more particularly described as Tax Map Number /80//20////12/ (PIN# 031-46-0125). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designate this area for Keynote Employment development and recommend a Floor Area Ratio (FAR) up to 1.0.

ZCPA 2009-0010 **TOWNES OF EAST GATE PROFFER AMENDMENT** *(Zoning Concept Plan Amendment)*

Pulte Home Corporation of Fairfax, Virginia has submitted an application to amend the proffers approved with ZMAP 2002-0022, Townes of East Gate, in order to permit an equivalent cash contribution in lieu of constructing proffered turn lanes and traffic signal improvements at the intersection of John Mosby Highway (Route 50) and Poland Road (Route 742) with no resulting change in the project's density in the PD-H6 (Planned Development-Housing) zoning district. The property is located partially within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour and between the Ldn 60-65, and partially within the QN (Quarry Notification Overlay District-Chantilly Crush Stone Note Area). This application is subject to the Revised 1993 Zoning Ordinance. The property is approximately 59.1 acres in size and is located on the east side of Poland Road (Route 742), south of John Mosby Highway (Route 50), and along both sides of Tall Cedars Parkway (Route 2200), in the Dulles Election District. The property is more particularly described as Tax Map Number 107////////40/ (PIN# 128-10-4864). The area is governed by the policies of the Revised General Plan which designate the southern portion of the property as Residential and recommend residential development at a density up to 4 dwelling units per acre, and designate the northern portion of the property as Business Community and recommend a mix of residential and commercial development with a residential density up to 16 dwelling units per acre.

PURC-2010-0001
REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF
PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL
ORDINANCE

Pursuant to Virginia Code Section 15.2-2248, the Town of Purcellville has requested that the Loudoun County Planning Commission and Board of Supervisors review and approve proposed amendments to Article I, Article II, and Article VII of the Town's Land Development and Subdivision Control Ordinance (LDSCO). The proposed amendments are intended to improve the land development process by making numerous revisions to the LDSCO, including, without limitation, the following: 1) Revising references to the Virginia Code to reflect current codification; 2) Clarifying the authority of the LDSCO; 3) Clarifying that the jurisdiction of the LDSCO is to include the Joint Land Management Area (JLMA) and the extraterritorial jurisdiction area granted to the Town in accordance with Virginia Code Section 15.2-2248; 4) Clarifying that purpose of the LDSCO is to establish certain subdivision and site plan standards and procedures for the Town of Purcellville and applicable areas of the JLMA; 5) Clarifying and revising existing, and establishing new, submission requirements for subdivision plats; 6) Establishing new waiver authority for the Zoning Administrator in regard to certain submittal requirements for subdivision plats; 7) Establishing new authority for the Zoning Administrator to interpret all words and terms in the LDSCO; 8) Establishing how words and terms not defined in the LDSCO are to be interpreted; 9) Clarifying and revising existing, and establishing new, definitions; and 10) Correcting typographical errors and clarifying other ambiguous provisions as necessary to implement and maintain consistency with the proposed revisions.

Full and complete copies of the above-referenced proposed amendments and related documents may be examined in the Department of Building & Development, County Government Center, 2nd Floor Land Development Counter, 1 Harrison Street., S.E., Leesburg, Virginia from 8:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0397.

SPEX 2007-0021
STONESPRING MEDICAL CENTER
(Special Exception)

Highway 50 Real Estate, LLC, (c/o HCA, Inc.) of Nashville, Tennessee, has submitted an application for a special exception to permit a hospital and outpatient medical care facility in the PD-OP (Planned Development-Office Park) zoning district. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours and within the Ldn 65 contour or higher, and is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed hospital use is listed as a Special Exception use under Section 4-304(B), subject to the Additional Regulations set forth in Section 5-610, and the proposed medical care facility, outpatient only use is listed as a Special Exception use under Section 4-304(E). The modification of buffer and screening regulations applicable to the proposed special exception uses is authorized under Section 5-1403(C), pursuant to which the applicant also requests a modification of Section 5-1407(A), which requires buffer yards to be located along the perimeter of a lot or parcel; of Section 5-1414(B)(1)(d)(i), which requires plants to be located within the first 50 feet of the required 100-foot Buffer Yard immediately adjacent to the right of way of Route 50; and Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a hospital or medical care facility is adjacent to a single family attached dwelling, to permit the landscape buffer as shown the Special Exception Plat. The area of the proposed special exceptions is an approximately 23.22 acre portion of a 42.07 acre parcel that is located on the north side of John Mosby Highway (Route 50) and along both sides of Gum Spring Road (Route 659), at 24597 Gum Spring Road, Sterling, Virginia, in the

Dulles Election District. The property is more particularly described as Tax Map Number 100////////65A (PIN# 204-48-7841). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), which designate this area as Business Community and recommend a Floor Area Ratio (FAR) up to 1.0 and a residential density up to 14 dwelling units per acre. The Countywide Health Care Facilities Policies recommend, concerning the location of health care facilities, the consideration of several criteria such as the area, population, topography, highway facilities, availability of services to be provided by the project in the vicinity, geographic, socioeconomic, cultural, and transportation characteristics of the area to be served, barriers to access to care, compatibility with other uses in the vicinity, and availability of sufficient acreage to permit development and future expansion on the site as well as potential adverse impact of future expansion upon existing or planned neighborhoods adjacent to the areas of potential expansion.

ZCPA 2009-0007 & ZMOD 2009-0004 BELMONT GLEN VILLAGE

(Zoning Concept Plan Amendment and Zoning Ordinance Modification)

Bayshire, L.C. of McLean, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2004-0006, Belmont Glen-Rouse Property, in order to change the approved R-8 Traditional design option to the standard R-8 design option with no resulting change in density in the PD-H3 (Planned Development-Housing) zoning district. The property is located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance.

The applicant is also requesting three (3) modifications of Zoning Ordinance (ZO) sections as follows:

ZO §3-509(C), Additional Development Standards, Minimum Buffer and ZO §4-109(C), Site Planning-External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses	To reduce the required 50-foot permanent common open space buffer, with a Type 2 Buffer Yard to: <ul style="list-style-type: none"> • A minimum 25-foot permanent open space buffer along the applicable portion of lot 37; • A minimum 30-foot permanent open space buffer along the applicable portions of lots 47-50; • No buffer, but with a 25-foot rear yard along the applicable portions of lots 38 and 39; and • No buffer, but with a 25-foot yard in addition to a 50-foot street right-of-way along the applicable portions of lots 17, 18 and 19.
ZO §3-506(C)(1)(a) and (b), Lot Requirements, Single Family Detached Dwellings and Manufactured Housing, Front and Side	For lots 1-13 and 193-196: <ul style="list-style-type: none"> • To reduce the required 25-foot minimum front yard to 15 feet; and • To reduce any required 16-foot minimum side yard to 9 feet. For lots 14-192: <ul style="list-style-type: none"> • To reduce any required 8-foot or 16-foot minimum side yard to 6 feet and reduce the minimum required 16-foot distance between dwellings to 12 feet.
ZO §7-103(A)(1), Affordable Dwelling Unit Density Adjustments, Single Family Detached and Single Family Attached Units and ZO §7-108, Modifications	The modification of Affordable Dwelling Unit (ADU) regulations applicable to the proposed development is authorized under §7-103(A)(1) and §7-108 pursuant to which the applicant requests to provide cash in lieu of any required ADUs.

The property is approximately 143 acres in size and is located on the west side of Belmont Ridge Road (Route 659), the east side of Goose Creek, north of the Beaverdam Reservoir, and south of the Dulles Greenway (Route 267), in the Dulles Election District. The property is more particularly described as Tax Map Number /78/////////9/ (PIN# 195-19-3084). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for Residential use and recommend residential development at densities up to 4.0 dwelling units per acre.

SPEX 2010-0005
HAMILTON WELL 14, STONE EDEN PROPERTY
(Special Exception)

The Town of Hamilton, Virginia has submitted an application for a special exception to permit a Town water supply well, control building, and emergency electric generator for local governmental purposes in the JLMA-3 (Joint Land Management Area-3) and A-3 (Agricultural Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1203 of Section 2-1203 and under Section 2-403(Y). The modification of buffer and screening regulations applicable to the proposed special exception use is authorized under Section 5-1403(C), pursuant to which the applicant requests a modification of Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a Municipal and Governmental Building and Structure is adjacent to a single family attached dwelling, to eliminate the Buffer Yard requirement. The property is approximately 1.3 acres in size and is located at the terminus of Stone Eden Drive, and north of Sands Road (Route 709), at 38146 Stone Eden Drive, Hamilton, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /45//37//WELL/ (PIN# 454-20-8349). The area is governed by the policies of the Revised General Plan (Rural-JLMA Policy Area and Rural Policy Area) and the Comprehensive Plan for the Town of Hamilton and JLMA, which designate this area as Joint Land Management Area for the Town of Hamilton and which recommend a residential density of up to 1 dwelling unit per 3 acres.

CMPT 2009-0008
T-MOBILE HARRISON PROPERTY
(Commission Permit)

T-Mobile Northeast LLC of Beltsville, Maryland, has submitted an application for Commission approval to permit the installation of nine (9) telecommunication panel antennas on an existing silo in the AR-1 (Agricultural Rural) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Section 6-1101. The existing silo is located on a parcel approximately 3.88 acres in size located on the north side of Harmony Church Road (Route 704), and approximately 0.3 mile northwest of the intersection of Harmony Church Road, Loudoun Orchard Road (Route 662), and Canby Road (Route 662), at 18756 Harmony Church Road, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /46/////////50D (PIN# 385-10-6281). The area is governed by the policies of the Revised General Plan (Rural Policy Area and Town Policies) and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for residential uses.

SPEX 2009-0034 & CMPT 2009-0015
WESTERN LOUDOUN SHERIFF SUBSTATION
(Special Exception and Commission Permit)

The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted applications for a Special Exception and Commission approval to permit a sheriff's substation for local governmental purposes in the JLMA-1 (Joint Land Management Area-1) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1003 of Section 2-1003, is subject to the additional regulations set forth in Section 5-638, and requires a Commission Permit in accordance with Section 6-1101. The property is approximately 14.18 acres in size and is located on the north side of West Loudoun Street (Business Route 7), on the south side of Walraven Way, and east of Scotland Heights Road (Route 712), at 47 West Loudoun Street, Round Hill, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /34/////////21/ (PIN# 584-17-9082). The area is governed by the policies of the Revised General Plan (Round Hill Joint Land Management Area) and the Round Hill Area Management Plan (RHAMP), which designate this area for residential uses.

ZMOD 2008-0010
ASHBURN VILLAGE SHOPPING CENTER COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

Saul Holdings Limited Partnership of Bethesda, Maryland has submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number, size, height, location, and illumination of signs. The property is being developed pursuant to ZMAP 1984-0007 and ZMAP 1984-0329, Ashburn Village, in the PD-H4 (Planned Development-Housing) zoning district. The property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 27.4 acres in size and is located on the west side of Ashburn Village Boulevard (Route 2020), on the north side of Gloucester Parkway (Route 2150), and on the south side of Christiana Drive (Route 2019), at 44031, 44050, 44051, 44061, 44065, 44071, 44110, 44111, 44131, and 44151 Ashburn Shopping Plaza, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /62/E/3//70A1B (PIN# 085-10-4384), Tax Map Number /62/E/3//70A1A (PIN# 085-20-4208), Tax Map Number /62/E/370A1A1A (PIN# 085-29-9611), and Tax Map Number /62/E/5//70B1A (PIN# 085-29-7520) and is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for Residential uses, and recommend residential development at densities up to 4 dwelling units per acre.

CMPT 2007-0011 & SPEX 2007-0009
T MOBILE BEAUMEADE
(Commission Permit & Special Exception)

T-Mobile – Northeast, LLC of Beltsville, Maryland has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 130-foot monopole with an additional 8-foot lightning rod, and associated equipment shelters, in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also

located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under both Section 4-504(P), subject to the Additional Regulations set forth in Section 5-618(B)(2), and Section 5-618(B)(2), and requires a Commission Permit in accordance with Section 5-618(B)(3) and 6-1101. The area of the proposed special exception is an approximately 11,650 square foot portion of a 7.64 acre parcel located on the south side of Smith Switch Road (Route 607), on the north side of the W&OD Trail, and approximately 0.1 miles southwestward of Gloucester Parkway (Route 2150) at 21260 Smith Switch Road, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80//13////C/ (PIN# 060-30-2345). The area is governed by the policies of the Revised General Plan, (Suburban Policy Area (Ashburn Community)), the Revised Countywide Transportation Plan, and the Strategic Land Use Plan for Telecommunications Facilities which designate this area for Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

Robert Klancher, Chairman